



Town Planning and Development Consultants

December 29, 2008

Ms. Lucy Vandenberg
Executive Director
State of New Jersey
Council on Affordable Housing
101 South Broad Street
P.O. Box 813
Trenton, New Jersey 08625-0813

Re: North Haledon COAH Housing Element and Fair Share Plan

Dear Ms. Vandenberg:

On behalf of the Borough of North Haledon, Passaic County, I enclose herewith the original copies of an application and supporting documentation including the adopted Housing Element and Fair Share Plan for COAH review and request for Third Round Substantive Certification.

The resolutions from the Planning Board and Governing Body will be sent under separate cover.

Please contact me if there is any further documentation or information needed and/or questions that you have.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "M. D. Kauker", is written over a horizontal line.

Michael D. Kauker, PP, AICP

cc: Honorable Randy George, Borough of North Haledon, Mayor
Renate Elatab, Borough of North Haledon, Municipal Clerk
Michael DeMarco, Borough of North Haledon, Township Attorney

Documents included with petition
Township of North Haledon

1. COAH Application Form.
2. Housing Element and Fair Share Plan dated November 11, 2008 last revised December 2, 2008.
3. Waiver Request from **N.J.A.C. 5:97-8.9.**
4. Public notice for public hearing of the Planning Board.
5. Draft Development Fee Ordinance.
6. Draft Spending Plan.
7. Revised Service List.

**MASTER PLAN
HOUSING ELEMENT AND
FAIR SHARE PLAN

NORTH HALEDON, NEW JERSEY**

**November 11, 2008
Revised December 2, 2008**

**Prepared for:
The Borough of North Haledon**

Prepared by:

 **Kauker
& Kauker, LLC**
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Prepared by

Michael D. Kauker, AICP, PP

and

Michael F. Kauker, AICP, PP

This copy conforms to the original copy of this report which is stamped and signed by Michael D. Kauker, Professional Planner's License Number 5737 and Michael F. Kauker, Professional Planner's License Number 993, in accordance with N.J.S.A. 45:14A regulating the practice of Professional Planning in the State of New Jersey.

Michael D. Kauker

Michael F. Kauker

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INTRODUCTION

The Housing Element and Fair Share Plan presented in this report fulfills the requirements of the *Municipal Land Use Law* (N.J.S.A. 40:55D-1 et seq.) and of Section 10 of the *Fair Housing Act* (N.J.S.A. 52-27D-301 et seq.). The *Fair Housing Act* provides a framework for New Jersey's municipalities to address their constitutional obligation to provide a reasonable opportunity for the construction of affordable housing meeting the needs of citizens in the region of which the community is located. The Council on Affordable Housing (COAH) is the State agency responsible for the administration of the *Fair Housing Act*.

There has been a substantial departure from the Round 1 and Round 2 COAH methodology as it relates to determining a municipality's fair share of affordable housing. The new Round 3 rules utilize a growth share methodology to determine a municipality's affordable housing obligation, which in addition to the rehabilitation share and prior round obligation comprise a municipality's cumulative fair share obligation.

This report includes the information contained in COAH's Revised *Substantive Rules* effective October 20, 2008. More specifically this report contains information required by COAH pursuant to N.J.S.A. 5:97-2.3 "Content of a Housing Element" and N.J.S.A. 5:97-3.2 "Content of a Fair Share Plan". These particular elements are outlined below:

"Content of a Housing Element" (N.J.A.C. 5:97-2.3)

- (a) The Housing Element submitted to the Council shall include:
 - 1. The minimum requirements prescribed by N.J.S.A 52:27D-310;
 - 2. The household projection for the municipality as provided in chapter Appendix F;
 - 3. The employment projection for the municipality as provided in Appendix F;
 - 4. The municipality's prior round obligation (from chapter Appendix C);
 - 5. The municipality's rehabilitation share (from chapter Appendix B); and
 - 6. The projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.
- (b) Supporting information to be submitted with the Housing Element shall include:
 - 1. A copy of the most recently adopted municipal zoning ordinance; and
 - 2. A copy of the most up-to date tax maps of the municipality, electronic if available, with legible dimensions.
- (c) The municipality shall submit any other documentation necessary to facilitate the review of the municipal Housing Element as requested by the Council.
- (d) As an alternate to the household and employment projections required by (a)2 and 3 above, a municipality may rely upon its own household and employment growth projections, provided the total growth share resulting from the municipal household and

employment growth projections exceeds the total growth share resulting from the household and employment growth projections provided in Appendix F.

1. The alternate projection of the municipality's probable future construction of housing for 15 years covering the period January 1, 2004 through December 31, 2018 shall consider the following minimum information for residential development:
 - i. Certificates of occupancy issued since January 1, 2004;
 - ii. Pending, approved and anticipated applications for development;
 - iii. Historical trends, of, at least, the past 10 years, which includes certificates of occupancy issued; and
 - iv. Demolition permits issued and projected.
2. The alternate projection of the probable future jobs based on the groups outlined in chapter Appendix D for 15 years covering the period January 1, 2004 through December 31, 2018 for the municipality shall consider the following minimum information for non-residential development:
 - i. Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
 - ii. Square footage of pending, approved and anticipated applications for development; and
 - iii. Historic trends, of, at least, the past 10 years, which shall include the square footage authorized by certificates of occupancy issued.

As required above the Housing Element submitted to the Council shall include the minimum requirements prescribed by N.J.S.A 52:27D-310. These requirements are as follows:

1. An inventory of the Borough's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated.
2. An analysis of the Borough's demographic characteristics including, but not limited to, household size, income level and age.
3. An analysis of the existing and probable future employment characteristics of the Borough.
4. A determination of the Borough's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing.
5. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

“Content of a Fair Share Plan”

N.J.S.A. 5:97-3.2

Pursuant to §5:97-3.2, a Fair Share Plan describes the completed or proposed mechanisms and funding sources, if applicable, that will be utilized to address a municipality’s rehabilitation share, prior round obligation, and growth share obligation. The Fair Share Plan shall include the following:

1. Description of any credits intended to address any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-4 for each type of credit;
2. Descriptions of any adjustments to any portion of the fair share obligation, which shall include all information and documentation required by N.J.A.C. 5:97-5 for each adjustment sought;
3. Descriptions of any mechanisms intended to address the prior round obligation, the rehabilitation share, and the growth share obligation;
4. An implementation schedule that sets forth a detailed timetable that demonstrates a “reasonable opportunity” as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6, based on the following:
 - i. Documentation for mechanisms to address the prior round obligation, the rehabilitation share, and the growth share obligation up to the first plan review pursuant to N.J.A.C. 5:96-10 shall be submitted at the time of petition;
 - ii. Documentation for zoning for inclusionary development, an accessory apartment program, or a market to affordable program shall be submitted at the time of petition and implemented within 45 days of substantive certification;
 - iii. Documentation for the extension of expiring controls shall be submitted at the time of petition and implemented in accordance with an implementation schedule pursuant to (a)4iv below; and
 - iv. Documentation for all mechanisms not included in (a)4i through iii above shall be submitted according to an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C. 5:96-10.4.
5. Notwithstanding (a) 4iv above, a municipality with insufficient vacant land that has been granted or is seeking a vacant land adjustment pursuant to N.J.A.C. 5:97-5.1 or a household and employment growth projection adjustment pursuant to N.J.A.C. 5:97-5.6 shall submit all information and documentation required by N.J.A.C. 5:97-6 at the time of petition, unless it meets the requirements of (a)5i and ii below, in which case it shall submit the required information and documentation in accordance with an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the

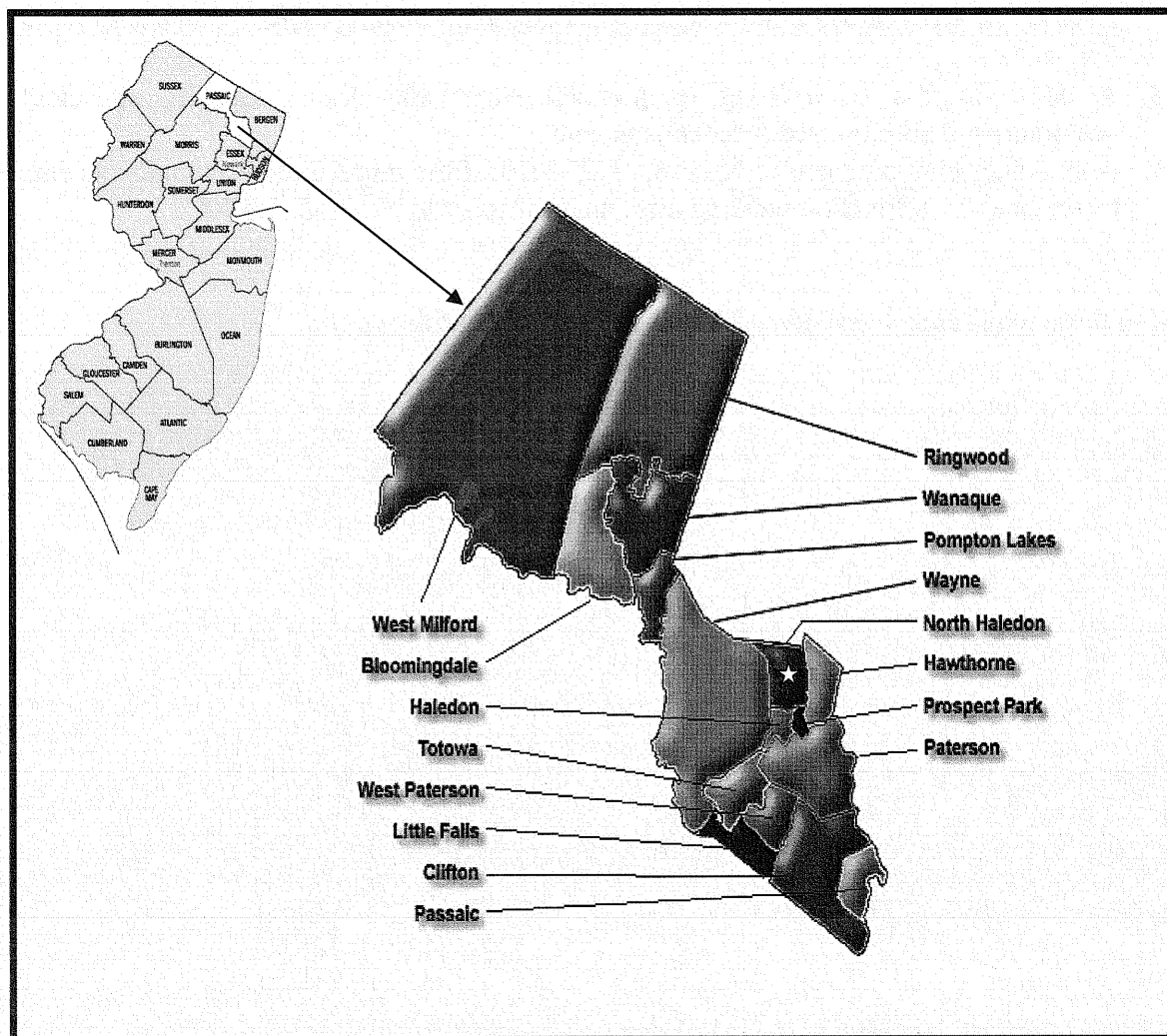
actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C. 5:9610.4.

- i. The municipality demonstrates that the mechanism(s) does not rely upon the availability of vacant land (that is, redevelopment); or
 - ii. The municipality takes appropriate measures to reserve scarce resources that may be essential to implement the mechanisms that rely on the availability of vacant land to address the growth share obligation.
6. Draft and/or adopted ordinances necessary for the implementation of the mechanisms designed to satisfy the fair share obligation;
7. A demonstration that existing zoning or planned changes in zoning provide adequate capacity to accommodate any proposed inclusionary developments pursuant to N.J.A.C. 5:97-6.4;
8. A demonstration of existing or planned water and sewer capacity sufficient to accommodate all proposed mechanisms; and
9. A spending plan pursuant to N.J.A.C. 5:97-8.10, if the municipality maintains or intends to establish an affordable housing trust fund pursuant to N.J.A.C. 5:97-8.

Each of these requirements is addressed in the remainder of this report.

HOUSING ELEMENT

The Borough of North Haledon is a 3.44 square mile municipality located in the central portion of Passaic County in Northern New Jersey. In 2000, the Borough had a population of 7,920 people making it the second smallest municipality in Passaic County. Passaic County is part of Housing Region 1 as established by COAH consisting of Bergen, Passaic, Hudson and Sussex Counties. North Haledon shares its border with four other municipalities in Passaic County and two other municipalities in Bergen County. Along its northern border are the Boroughs of Wyckoff and Franklin Lakes both in Bergen County. To the west is the Township of Wayne, to the south are the Borough's Haledon and Prospect Park and to the east is the Borough of Hawthorne all of which are located in Passaic County. The location of North Haledon in relation to the surrounding municipalities is shown on the Regional Location Map.



Source: <http://www.passaiccountynj.org/Municipalities.htm>.

An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics and type, including the number of units affordable to low- and moderate- income households and substandard housing capable of being rehabilitated.

An inventory of the municipality's housing stock including an analysis of housing characteristics is presented in the following section of this report.

The Borough of North Haledon is primarily a fully developed single-family residential community. As of the 2000 U.S. Census there were a total of 2,675 housing units in the Borough of North Haledon. There were 2,626 occupied housing units as compared to only 49 vacant housing units. Out of the 2,626 occupied housing units, 88.9% or 2,335 were owner-occupied as compared to 11.1% or 291 renter-occupied housing units. In addition, 79.1% or 2,076 of the housing units were occupied by family households as compared to 20.9% or 550 non-family households. The average household size of these units was 2.79 persons per household and the average family size was slightly higher at 3.18 persons per family.

Most of the development activity in the Borough occurred between 1950 and 1970. Development has gradually declined since that time with the exception of a slight increase in the 1990's and 2000 as a result of some multiple-family development. This decline in housing construction is a result of a corresponding reduction in the amount of developable land. The age of the existing housing stock is depicted in the following table.

TABLE 1
AGE OF HOUSING UNIT BY YEAR BUILT

Year Structure Built	Number	Percent
1999 to March 2000	49	1.8%
1995 to 1998	114	4.3%
1990 to 1994	28	1.0%
1980 to 1989	91	3.4%
1970 to 1979	186	7.0%
1960 to 1969	631	23.6%
1950 to 1959	717	26.8%
1940 to 1949	323	12.1%
1939 or earlier	536	20.0%
Totals	2675	100.0%

Source: US Census, 2000

The condition of these units is generally good and according the 2000 Census none of the existing housing units are deficient or lack any plumbing or kitchen facilities. Only 10 of the units do not have telephone service. Utility gas is the primary fuel used to heat homes as 87% or 2,285 homes use gas as their primary source of house heating fuel.

Table 2 below indicates the number of units in each structure. As shown in Table 2, 86.1% of the housing units are single-family homes.

TABLE 2
NUMBER OF HOUSING UNITS IN STRUCTURE

Units in Structure	# of Housing Units	Percent
1-unit, detached	2,304	86.1
1-unit, attached	94	3.5
2 units	231	8.6
3 or 4 units	22	0.8
5 to 9 units	14	0.5
10 to 19 units	-	-
20 or more units	10	0.4
Total housing units	2,675	100.0

Source: US Census Bureau, 2000.

The value of specified owner-occupied housing units as reported in the 2000 Census is shown below.

TABLE 3
OWNER-OCCUPIED HOUSING UNITS BY VALUE

Value	# of Housing Units	Percent
<i>Less than \$ 50,000</i>	<i>16</i>	<i>0.7%</i>
<i>\$50,000 - \$99,999</i>	<i>43</i>	<i>2.0%</i>
<i>\$100,000 - \$149,999</i>	<i>146</i>	<i>6.6%</i>
<i>\$150,000 - \$199,999</i>	<i>507</i>	<i>23.0%</i>
<i>\$200,000 - \$299,999</i>	<i>938</i>	<i>42.6%</i>
<i>\$300,000 - \$499,999</i>	<i>518</i>	<i>23.5%</i>
<i>\$500,000 - \$999,999</i>	<i>33</i>	<i>1.5%</i>
<i>\$1,000,000 or more</i>	<i>0</i>	<i>0.0%</i>
Total	2,201	100.0%

Source: US Census Bureau, 2000.

The majority of housing units were valued between \$200,000 and \$299,999. The median value of owner-occupied housing units according to the 2000 Census was \$237,900

According to the 2000 Census, the median monthly owner costs for persons with a mortgage were \$1,634 and \$591 for persons without a mortgage.

The cost of specified renter-occupied housing units as reported in the 2000 Census is shown below.

TABLE 4
GROSS RENT PER UNIT

Gross Rent	# of Units	Percent
Less than \$ 299	0	0.0%
\$300 - \$399	0	0.0%
\$400 - \$499	19	6.6%
\$500 - \$599	13	4.5%
\$600 - \$699	13	4.5%
\$700 - \$799	21	7.2%
\$800 - \$899	58	20.0%
\$900 - \$999	25	8.6%
\$1000 - \$1499	73	25.2%
\$1500 - \$1999	15	5.2%
\$2000 or more	0	0.0%
No cash rent	53	18.3%
Total	290	100.0%

Source: US Census Bureau, 2000.

The majority of renters paid between \$1,000 and \$1,499 dollar per month on rent, while the median gross rent was \$891 per month.

There have been a total of 53 low and moderate housing units constructed in the Borough of North Haledon as a result of the prior round. The following table depicts the developments, type of units and number of units. A more detailed description of the existing affordable housing units is contained in the Fair Share Plan.

Name	Type	Sale/Rental	Units
India Quarry-Hovnanian	Family	Sale	53
		Total:	53

In addition to the units that have been constructed a comparison of the home values and rents to the maximum illustrated sale and rent prices in 2008 as provided by COAH indicate that 59 units fall below the maximum sale value of \$126,244 and 149 units fall below the maximum rent value of \$1,051. Keeping in mind that these units are not deed restricted and values may differ today. In addition, sufficient information was not readily available to determine whether or not these units would meet the bedroom distribution requirements. In addition, the data presented by the Census did not exactly correspond to the COAH pricing and therefore the number of units that are less than these requirements may actually be higher.

An analysis of the municipality's demographic characteristics including, but not limited to, household size, income level and age.

The Borough's population has remained relatively stable over the past ten years. The 2000 population of 7,920 persons shows a slight decrease (approximately one percent) from the 1990 population of 7,987 persons. The racial composition of North Haledon population is predominately white, accounting for slightly over 98.5% of Borough residents. The racial characteristics of North Haledon' residents are identified in **Table 5**.

TABLE 5
2000 RACIAL CHARACTERISTICS

<u>Race</u>	<u>North Haledon Borough</u>	
	<u>Number</u>	<u>Percent</u>
One race	7,799	98.5%
White	7,526	95.0%
Black or African American	114	1.4%
American Indian and Alaska Native	5	0.1%
Asian	79	1.0%
Asian Indian	16	0.2%
Chinese	29	0.4%
Filipino	8	0.1%
Japanese	4	0.1%
Korean	22	0.3%
Vietnamese	0	0.0%
Other Asian	0	0.0%
Native Hawaiian and Other Pacific Islander	0	0.0%
Native Hawaiian	0	0.0%
Guamanian or Chamorro	0	0.0%
Samoan	0	0.0%
Other Pacific Islander	0	0.0%
Some other race	75	0.9%
Two or more races	121	1.5%
	7,920	

Source: US Census Bureau, 2000.

As previously mentioned 79.1% or 2,076 of the housing units were occupied by family households as compared to 20.9% or 550 non-family households. The average household size of these units was 2.79 persons per household and the average family size was slightly higher at 3.18 persons per family.

The Borough's population shows a small degree of change in its age groups. The most significant difference between the 1990 and 2000 age of the population is the change in the 20 to 24 and 25 to 34 cohorts, which decreased by 26.4% and 16.3%, respectively. The largest increases in population were in the 85 years and over cohort, with an increase of 25.5%. The increase in the 85+ age group is characteristic of the entire country as life expectancy rates are increasing. Other cohorts that had significant growth were the 5 to 9 and 35 to 44 age cohorts, increasing by 15.1% and 13.6% respectively. This is reflective of families getting older and remaining in the Borough. The age group characteristics based upon the 1990 and 2000 US Censuses are shown in **Table 6**.

TABLE 6
POPULATION CHANGE - 1990 TO 2000

Age	1990		2000		Change, 1990 - 2000	
	Number	Percent	Number	Percent	Number	Percent
Under 5 Years	393	4.9%	436	5.5%	43	10.9%
5 to 9 years	398	5.0%	458	5.8%	60	15.1%
10 to 14 years	390	4.9%	415	5.2%	25	6.4%
15 to 19 years	436	5.5%	402	5.1%	-34	-7.8%
20 to 24 years	933	11.7%	687	8.7%	-246	-26.4%
25 to 34 years	1,098	13.7%	919	11.6%	-179	-16.3%
35 to 44 years	998	12.5%	1,134	14.3%	136	13.6%
45 to 54 years	916	11.5%	1,015	12.8%	99	10.8%
55 to 59 years	464	5.8%	498	6.3%	34	7.3%
60 to 64 years	496	6.2%	405	5.1%	-91	-18.3%
65 to 74 years	784	9.8%	777	9.8%	-7	-0.9%
75 to 84 years	485	6.1%	528	6.7%	43	8.9%
85 years and ove	196	2.5%	246	3.1%	50	25.5%
Totals	7,987	100.0%	7,920	100.0%	-67	-0.8%

Source: US Census Bureau, 2000.

In 2000, the average population of the Borough's 2,626 households was 2.79. The 2000 median income per household in North Haledon was \$74,700. The 2000 breakdown of income categories is shown in **Table 7**.

TABLE 7
HOUSEHOLD INCOMES - 2000

Income	# of Households	Percent
Less than \$ 10,000	54	2.1%
\$10,000 - \$14,999	77	2.9%
\$15,000 - \$24,999	222	8.5%
\$25,000 - \$34,999	167	6.4%
\$35,000 - \$49,999	294	11.2%
\$50,000 - \$74,999	503	19.2%
\$75,000 - \$99,999	490	18.7%
\$100,000 - \$149,999	489	18.6%
\$150,000 - \$199,999	181	6.9%
\$200,000 or more	145	5.5%
Total	2,622	100

Source: 2000 Census

There were 4,383 persons in the labor force in the Borough and only 155 or approximately 2.4% was unemployed at the time of the 2000 Census. Approximately 83.7% of all persons employed have traditional white-collar jobs, while 16.3% of the labor force is employed in traditional blue-collar occupations. **Table 8** indicates the number of employed persons by profession for the Borough of North Haledon.

TABLE 8
EMPLOYED PERSONS BY PROFESSION - 2000

Occupation	Number of Persons	Percent
Management, professional and related	1,818	43.0%
Service	725	17.1%
Sales and office	996	23.6%
Construction, extraction and maintenance	398	9.4%
Production, transportation and moving materials	283	6.7%
Other	8	0.2%
Total:	4,228	100.0%

Source: US Census Bureau, General Social and Economic Characteristics, 2000 US Census

An analysis of the existing and probable future employment characteristics of the municipality.

The most recent employment data for the Borough of North Haledon indicate that as of December 2006 there were 1,836 jobs located within the Borough. This represents an increase of 17 jobs from 2005, where there were 1,819 jobs located within the Borough. The following table shows employment in terms of the number of jobs in the Borough from 2004 to 2006.

TABLE 9
NUMBER OF JOB BY YEAR

Year	Number of Jobs	# Change	% Change
2004	1,874	-	-
2005	1,819	-55	-2.9%
2006	1,836	17	0.9%

Source: NJ Department of Labor and Workforce Development

The following table shows the most recently available in-place employment data by industry sectors and the number of persons employed in the Borough of North Haledon. This data provided is from December of 2003. The two industry sectors with the highest number of employees were the Health Care and Social Assistance and Administrative and Waste Services.

TABLE 10
NUMBER OF JOBS BY INDUSTRY SECTOR- 2003

MUNICIPALITY/INDUSTRY	Number of Jobs
NORTH HALEDON BOROUGH	
Agriculture, forestry, fishing and hunting	.
Construction	114
Manufacturing	100
Wholesale trade	34
Retail trade	128
Transportation and warehousing	55
Information	.
Finance and insurance	88
Real estate and rental and leasing	38
Professional and technical services	62
Administrative and waste services	163
Educational services	.
Health care and social assistance	259
Arts, entertainment, and recreation	.
Accommodation and food services	130
Other services, except public administration	100
Unclassified entities	.
PRIVATE SECTOR MUNICIPALITY TOTAL	1,390
LOCAL GOVT MUNICIPALITY TOTAL	389

Source: NJ Department of Labor and Workforce Development

A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing.

The Borough's present and prospective fair share for low and moderate-income housing is presented below and consists of the rehabilitation share, the prior round obligation and the growth share obligation.

Deficient housing units occupied by low- and moderate-income households which are referred to as rehabilitation share:

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income as determined through the methodology provided in Appendix B, or through a survey of the municipal housing stock conducted in accordance with the provisions of N.J.A.C. 5:97. Each municipality's rehabilitation share is calculated in Appendix B, incorporated herein by reference.

The rehabilitation share as calculated in Appendix B is 0 housing units.

Remaining Prior Round (1987 - 1999) Obligation assigned to a municipality by the Council or the court for the period 1987 through 1999:

North Haledon's remaining prior round (1987 – 1999) obligation for the first and second rounds as calculated in Appendix C is 91 units.

The share of the affordable housing need generated by a municipality's actual growth (2004 - 2018) based upon the number of new housing units constructed and the number of new jobs created as a result of non-residential development.

The "growth share" for the period January 1, 2004 through January 1, 2018 is based on COAH's projections provided in Appendix F. Projections of household and employment growth shall be converted into projected growth share affordable housing obligations by applying a ratio of one affordable unit among five residential units projected, plus one affordable unit for every 16 newly created jobs projected. In the alternative a municipality may utilize its own growth projections to calculate growth pursuant to N.J.A.C. 5:97-2.3(d), if the projections exceed the projections in Appendix F. A municipality may also seek an adjustment to the household and employment projections in Appendix F, where insufficient vacant land exists.

Request for Housing and Employment Projections Adjustment

Pursuant to N.J.S.A. 5:97-5.2, the Borough of North Haledon is requesting an adjustment to the household and employment projections provided in Appendix F. A land capacity analysis was performed which concludes that there is limited available developable land with the Borough to accommodate new growth. Workbook C provided by COAH was used to calculate the projected growth share obligation. This workbook is included in this document as Appendix A. The municipal land capacity analysis results in a reduction of the COAH generated growth projection.

The adjusted growth share obligation is comprised of a residential growth share of 33.05 plus a non-residential growth share of 0.68 for a total growth share of 34 affordable units. Therefore, the Borough of North Haledon's requests an adjustment of their projected Growth Share Obligation from 112 to 34.

The adjustment to the housing and employment projections would result in an overall reduction to the Borough's total Fair Share Obligation as described herein. As a result of the adjustment to the projections, the Borough of North Haledon would have a total obligation including the rehabilitation, remaining prior round obligation and growth share components of 125 low and moderate units. The 125 low and moderate units are broken down as follows: Rehabilitation Share – 0; Prior Round Obligation – 91; Growth Share Obligation – 34. The following table documents these components.

TABLE 11
SUMMARY OF TOTAL OBLIGATION

Rehabilitation Share (2000)	+	0
Remaining Prior Round (1987-1999) Obligation	+/-	91
Growth Share (2004-2018) (10-year need)	+	34
Fair Share Obligation (1999-2018)	=	125

The Borough of North Haledon has adequate infrastructure capacity to accommodate its present and prospective housing need. As previously mentioned it is a predominantly fully developed community and has no plans for expanding its existing infrastructure except where needed to serve the proposed affordable developments.

There is no anticipated demand for the types of uses permitted in the zoning ordinance based on the existing and anticipated demographic characteristics of the Borough. The uses permitted in the zoning ordinance are reflected by existing uses within the town for the most part. As mentioned the predominant land use in the community is the single-family home and some multiple-family development to help balance the residential land uses within the community. There are compact nodes of commercial development along High Mountain Road and Belmont Avenue which serve the community.

Since North Haledon is a fully developed community with established land use patterns, it is not anticipated that the existing land use patterns within the Borough would change.

As mentioned the majority of land within the Borough is already developed. Most of the remaining vacant parcels of land are vacant because they are preserved for public recreation and

opens space and because of environmental constraints that hinder development of the properties. A majority of the vacant land within the Borough is constrained by steep slopes.

A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

The Borough is a predominantly fully developed community with little opportunity for continued growth with the exception of limited infill development and redevelopment. Most of the vacant lands that exist within the Borough are either used for open space and recreation purposes or are environmentally constrained.

There are two properties within the Borough that are appropriate for the construction of low and moderate income housing. These two properties are the Doretsky property and the Tanis property, both of which are proposed to be developed as part of the fair share plan addressing the prior round obligation. These properties will be described in further detail in the Fair Share Plan.

PROPOSED FAIR SHARE PLAN

This section of the report addresses the municipality's total 1987 through 2018 fair share obligation and describes how the municipality will meet its overall obligation. The Fair Share Plan shall be adopted by the Planning board and endorsed by the governing body prior to municipal petition for substantive certification.

Prior Round Obligation Compliance Plan

The Borough of North Haledon has a remaining prior round obligation of 91 units which will be addressed in the following manner:

Credits

Credits represent units that have been built, created or rehabilitated. The following sites have been previously built and represent credit for the remaining prior round obligation.

India Quarry Site – Hovnanian

(Block 23.00, Lots 14, 15 & 15.01, Block 24.00, Lots 8, 12, 15, 22.01, 23 & 24)

The India Quarry – Hovnanian development has already been constructed. There were a total of 287 townhome units constructed in this development, which includes 53 low and moderate income units that were built on-site. The property was a part of the Borough's Round 2 Plan certified by COAH and was zoned Affordable Housing Town House District 1 (AHTD-1). This development results in a credit toward the Prior Round Obligation of **53 units**.

Squaw Brook Run

(Block 61.00, Lots 6.01, 8 and 7)

The Squaw Brook Run development has already been constructed and received all certificates of occupancy prior to January 1, 2004. There were a total of 64 townhome units constructed in this development. As a part of this development's affordable housing obligation a monetary contribution was made in order to fund 13 RCA's. The RCA's resulting from this development was a part of the agreement with Hoboken. No actual affordable units have been built on-site. The property was a part of the Borough's Round 2 Plan certified by COAH and was zoned Affordable Housing Townhouse District 2 (AHTD-2).

Laino Site

The Laino (Summit Pointe) development has already been constructed. There were a total of 56 townhome units constructed in this development. As a part of this development's affordable housing obligation a monetary contribution was made in order to fund 11 RCA's. The RCA's resulting from this development was a part of the agreement with Hoboken. No actual affordable units have been built on-site. The property was a part of the Borough's Round 2 Plan certified by COAH and was zoned Affordable Housing Townhouse District 2 (AHTD-2).

Reductions

Reductions represent units that have not yet been constructed. The following sites have not been built or completed as of the date of this report.

Tanis

(Block 49, Lot 10.04)

The Tanis site is an age-restricted development that was recently approved for 23 units of which 2 low and moderate income units will be built on-site. The 3.22 acre property is identified as Block 49, Lot 10.04 and is located in the Adult Affordable Housing District. This development was a part of the Borough's Round 2 Plan certified by COAH and it is still being used to address a portion of the Borough's adjusted Prior Round Obligation. We are requesting credit for the 2 low and moderate income units built on-site.

Doretsky site

(Block 30, Lot 12.01)

The Doretsky site is a 19.20-acre site located in the center of town in the Adult Affordable Housing District (AAHD). It is proposed to be developed with age-restricted development at a density of 4.5 units an acre permitting a maximum of 86 units. A total of 17 low and moderate income units are proposed to be built on-site. This development was a part of the Borough's Round 2 Plan certified by COAH and it is still being used to address a portion of the Borough's adjusted Prior Round Obligation. We are requesting credit for the 12 low and moderate income units built on-site to address the prior round obligation and the 5 surplus units would address the growth share.

Prior Round Rental Obligation

Under Rounds 1 and 2 the rental obligation was calculated as a percentage of the Borough's new construction requirement based on the following formula:

$$\text{Rental obligation} = .25 (91 \text{ unit}) = 23 \text{ units}$$

This rental obligation will be addressed through the Squaw Brook Run development which RCA 13 rental unit and the Laino development which will RCA 11 rental units.

Prior Round Age-Restricted Units

Prior round regulations permitted the Borough to age-restrict 25 percent of its 1987-1999 affordable housing obligation addressed within the municipality.

$$\text{Age-restricted units} = .25 (91 \text{ unit} - 24 \text{ rca}) = 17 \text{ units}$$

The Borough is permitted to age-restrict 17 units. The Tanis and Doretsky projects are the only age-restricted development that will be used in addressing the prior round obligation. These developments consist of 14 total age-restricted units that will be constructed on-site.

Regional Contribution Agreement (RCA)

Prior round regulations permit a municipality to address 50 percent of its obligation through a Regional Contribution Agreement (RCA). The Borough's remaining prior round obligation of 91 units would permit a maximum RCA of 46 units.

The Borough has entered into an agreement with the City of Hoboken to RCA a total of 24 units funded by the Squaw Brook Run development and the Laino (Summit Pointe) development.

The following table summarizes how the Borough of North Haledon will meet its Remaining Prior Round Obligation.

TABLE 12
REMAINING PRIOR ROUND OBLIGATION

Name	Total Units	Affordable Units On-Site	Off-Site (RCA)	Bonus Credits	Total Credits
India Quarry - Hovnanian	287	53			53
Tanis	23	2			2
Doretsky	86	17			17
RCA with Hoboken			24		24
Total					96

All of these developments have been completed with the exception of the Tanis Site, which has already been approved and the Doretsky Site. Given the fact that these sites are all developed or have applications pending before the board, I would submit that they all still represent a reasonable opportunity for meeting the Boroughs fair share obligation.

There are 5 surplus credits from the Doretsky site that will be used to address the growth share obligation.

Growth Share Obligation Compliance Plan

The Borough of North Haledon has a growth share obligation for the third round of 34 units which will be addressed in the following manner:

Credits

Credits represent units that have been built, created or rehabilitated. The following sites have been previously built and represent credit for the remaining prior round obligation.

Eastern Christian at 277 North Haledon Avenue **(Block 59, Lot 32)**

Eastern Christian at 277 North Haledon Avenue is an alternative living residence that consists of 3 rental units. This development would also satisfy a portion of the Borough's rental obligation.

It is proposed that this group home be expanded to include 1 additional group home for a total of 4 units.

Eastern Christian at 1209 Belmont Avenue
(Block 54, Lot 11.01)

Eastern Christian at 1209 Belmont Avenue is an alternative living residence that consists of 3 rental units. This development would also satisfy a portion of the Borough's rental obligation. It is proposed that this group home be expanded to include 1 additional group home for a total of 4 units.

Reductions

Reductions represent units that have not yet been constructed. The following sites have not been built or completed as of the date of this report.

Doretsky Family Project

It is proposed that in order to meet its proposed growth share that the density on the Doretsky property would be increased in order to construct additional units. A total of 57 additional units would be proposed with a set aside of 25%, which would result in 43 market rate units and 14 affordable units constructed on the property. It is proposed that all of the units would be family rental units. The Borough would be eligible for 6 rental bonus credits as described in the rental obligation section below, which would generate a total of 20 affordable housing credits that would address its growth share obligation.

Accessory Apartment Program

In order to meet its projected growth share obligation the Borough of North Haledon will create an Accessory Apartment Program. The Borough is permitted to receive credit for 10 units until the program is proven to be viable. The Borough will request 3 units of credit to address its current growth share obligation.

Growth Share Rental Obligation

The Borough must provide rental housing of at least 25% of the growth share obligation. Therefore, the Borough would be required to provide for 9 rental units ($34 \times 0.25 = 8.5$ or 9). The 3rd round rental requirement would be satisfied by rental units in the Eastern Christian at 277 North Haledon Avenue and the Eastern Christian at 1209 Belmont Avenue. Both of these are alternative living residences that consist of 8 rental units. The new project on the Doretsky site would provide an additional 11 rental units. COAH regulations require that 50% of a community's rental obligation be met with family rental units, which means that 5 of the family rental units from the new Doretsky project would go towards that 50% family rental obligation and 4 units from the group homes would address the remainder. The remaining 6 family units from Doretsky would be eligible for a 2 for 1 rental bonus for 6 additional bonus credits and the 4 group home rental units would be eligible for a 1.25 for 1 rental bonus for 1 additional bonus credit.

Growth Share Age-Restricted Units

Pursuant to the Third Round regulations no more than 25% of the growth share obligation addressed within a municipality may be met with age-restricted housing. The Borough would be permitted to age-restrict 9 units ($34 \times 0.25 = 8.5$ or 9).

Family Obligation

Pursuant to the revised COAH regulations at least 50% of the units addressing the Growth Share Obligation must be family units. Therefore, 17 units ($34 \times 0.50 = 17$) would have to meet the definition of family as required by COAH. It is proposed that the new Doretsky project will provide 11 family units and the remainder would be provided from the accessory apartment program.

The following table summarizes how the Borough of North Haledon will meet its Growth Share Obligation.

TABLE 13
GROWTH SHARE OBLIGATION

Name	Total Units	Affordable Units On-Site	Off-Site (RCA)	Bonus Credits	Total Credits
Eastern Christian at 277 North Haledon Avenue	4	4	0	0	4
Eastern Christian at 1209 Belmont Avenue	4	4	0	1	5
Doretsky Surplus (Age-restricted)	86	5			5
Doretsky Family Project	57	14		6	20
Total		27		7	34

Summary of Total 1987 to 2018 Obligation

The following table summarizes the Borough of North Haledon's compliance with their affordable housing obligation for the (1987-2018) period.

TABLE 14
SUMMARY OF TOTAL 1987 TO 2018 OBLIGATION

Total 1987 – 2014 Obligation	125
- Credits addressing Prior Round Obligation	91
- Credits addressing Growth Share Obligation	34
Total Credits	125
Surplus Credits	-

AFFIRMATIVE MARKETING PLAN

This Affirmative Marketing Plan applies to all developments that contain low- and moderate-income units.

The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affection or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer/sponsor, municipality and/or designated administrative agency of affordable housing. The plan addresses the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26. In addition, the plan prohibits discrimination in the sale, rental, financing or other services related to housing on the basis of race, color, sex, affectional or sexual orientation, religion, handicap, age, familial status/size or national origin.

North Haledon is in COAH Housing Region 1 consisting of Bergen, Hudson, Passaic and Sussex Counties.

The affirmative marketing program is a continuing program and will meet the following requirements:

- The affirmative marketing process for available affordable units shall begin at least four months prior to expected occupancy. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all available units have been leased or sold.
- One advertisement will be published in the following newspaper(s) of general circulation within the housing region:

Herald News
Hawthorne Press

- The advertisement will include the following:
 - The location of the units;
 - Directions to the housing units;
 - A range of prices for the housing units;
 - The size, as measured in bedrooms, of the housing units;
 - The maximum income permitted to qualify for the housing units;
 - The business hours when interested households may obtain an application for a housing unit; and
 - Application fees, if any.
- Applications will be mailed to prospective applicants upon request.

- The following is the location of applications, brochure(s), sign(s), and/or poster(s) used as part of the affirmative marketing program:
 1. The county administrative building and/or the county library for each county within the housing region;
 2. The municipal administrative building(s) and the municipal library;
 3. The developer's sales/rental office.
- The following is a list of community and regional organizations that will aid in soliciting low- and moderate-income applicants:

Religious Groups
Tenant Organizations
Civic Organizations

- The following is a description of the random selection method that will be used to select occupants of low- and moderate-income housing:

Each applicant upon submission of an application will be designated a number. Two categories will be created: one for low-income households and one for moderate-income households. A blind drawing will be undertaken: one each for low- and moderate-income households who are eligible for the specific affordable units.

- A waiting list of all eligible candidates will be maintained in accordance with the provisions contained in N.J.A.C. 5:80-26 et. seq.
- Households who live or work in Housing Region 1 shall be given preference for sales and rental units constructed within this Housing Region. Applicants living outside this Housing Region will have an equal opportunity for units after regional applicants have been initially serviced.

North Haledon is ultimately responsible for administering the affordability controls and the Affirmative Marketing Plan.

North Haledon will create the position of a Municipal Liaison and delegate this responsibility to a municipal employee, who shall administer the affordable housing program, including administering and enforcing the affordability controls and this Affirmative Marketing Plan, in accordance with the provisions of the ordinance creating the position of the Municipal Liaison, the regulations of the Council of Affordable Housing pursuant to N.J.A.C. 5:97 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq.

Subject to approval of COAH, North Haledon may contract with one or more administrative agents to administer some or all of the affordability controls and/or the Affirmative Marketing Plan in accordance with the provisions of North Haledon's Code, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et. seq. and the New Jersey Uniform Housing

Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq. If North Haledon enters into such a contract, the Municipal Liaison shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).

Developers of low- and moderate-income units may assist in the marketing of the affordable units in their respective developments if so designated by the Governing Body of the North Haledon in accordance with the provisions of North Haledon's Code, the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et. seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et. seq. If North Haledon enters into such a contract, the Municipal Liaison shall supervise the contracting administrative agent(s) and shall serve as liaison to the contracting administrative agent(s).

Appendix A

Worksheet C

Summary of Adjusted Growth Share Projection Based On Land Capacity **(Introduction to Workbook C)**

Municipality Name: **North Haledon**

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.

[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

Summary Of Worksheet Comparison

	COAH Projected Growth Share (From Worksheet A)	Growth Share Based on Municipal Capacity (From Worksheet C)
Residential Growth	273	481
Residential Exclusions	317	317
Net Residential Growth	-44	164
Residential Growth Share	0.00	32.85
Non-Residential Growth	921	11
Non-Residential Exclusions	0	0
Net Non- Residential Growth	921	11
Non-Residential Growth Share	57.56	0.68
Total Growth Share	58	34

The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 32.85 plus a Non-residential Growth Share of 0.68 for a total Growth Share Obligation of 34 affordable units

Growth Projection Adjustment - Actual Growth

Municipality Name: **North Haledon**

Actual Growth 01/01/04 to Present					
Residential COs Issued	425				
		Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
Non-residential CO's by Use Group					
B		3864		2.8	10.82
M				1.7	0.00
F				1.2	0.00
S				1.0	0.00
H				1.6	0.00
A1				1.6	0.00
A2				3.2	0.00
A3				1.6	0.00
A4				3.4	0.00
A5				2.6	0.00
E				0.0	0.00
I				2.6	0.00
R1				1.7	0.00
Total		3864	0		11

[Return to Growth Projection Adjustment Summary Screen](#)

[Proceed to Inventory of Vacant Residential Land](#)

[Proceed to Inventory of Non-residential Land](#)

Worksheet A: Growth Share Determination Using Published Data
 (Appendix F(2), *Allocating Growth To Municipalities*)

COAH Growth Projections

Must be used in all submissions

Municipality Name: North Haledon

Enter the COAH generated growth projections form Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	273	921
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	72	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	0	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	245	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	-44	921
5 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	0.00 Affordable Units	57.56 Affordable Units
6 Total Projected Growth Share Obligation		58 Affordable Units

[Click Here to return to Workbook C Summary](#)

* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: North Haledon

Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
Total	0

Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04

N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
Tanis	N	23	21	2	8
Doretsky	Y	86	69	17	69
Hovnanian	N	221	168	53	168
		0			0
		0			0
Total		330	258	72	245

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development

N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
Total	0	0

[When finished, click here to return to Worksheet A](#)

North Haledon Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
1	6	Myrtle Ave	The Nature Conser	1	N			0.95	0.95	5:97-5.2(d)7	0.00	8.00	0.00
1	26	Myrtle Ave	The Nature Conser	1	N			3.50	3.50	5:97-5.2(d)7	0.00	8.00	0.00
3	1	Laural Ave	North Haledon	1	N			0.00		5:97-5.2(d)1	0.00	8.00	0.00
6	17	Lenox Ave	Ficca, Alfredo & R	1	N			0.22	0.22	No Blk, Lot	0.00	8.00	0.00
6	21.01	Lenox Ave	North Haledon	1	N			0.00	0.00	5:97-5.2(d)1	0.00	8.00	0.00
7	1	Myrtle Ave	North Haledon	1	N			0	0	5:97-5.2(d)1	0.00	8.00	0.00
18	1.01	335 High Mt. Rd	North Haledon	1	N			0	0	5:97-5.2(d)1	0.00	8.00	0.00
18.01	10.13	119 Overlook Ave	North Haledon	1	N			0.17	0.17	5:97-5.2(d)1	0.00	8.00	0.00
18.01	10.16	125 Overlook Ave	North Haledon	1	N			0.17	0.17	5:97-5.2(d)1	0.00	8.00	0.00
19.02	1	Oakwood Ave	North Haledon	1	N			0.1		5:97-5.2(d)1	0.00	8.00	0.00
22	1.01	Oakwood Ave	Scaltro, Francesco	1	N			0.01			0.00	8.00	0.00
22.03	18.01	Oakwood Ave	Unknown	1	N			0.03			0.00	8.00	0.00
22.03	18.02	Dietrich Lane	Redzeposki, Sebae	1	N			0.51	0.51	Landlocked	0.00	8.00	0.00
23.02	1.13	72 Ridge Ave	Rossi, Felice F. & C	1	N			0.71			0.71	8.00	5.68
24	14	Terrace Ave	Hofer Heights	1	N			3.88	3.88	Steep Slopes	0.00	8.00	0.00
24.01	1.02	Balentine Drive	Weber, Betty L.	1	N			0.52	0.52	Lamdlocked	0.00	8.00	0.00
30	12.01	Belmont Ave	Rainmaker Capital	1	N			19.2	19.2	Rd 2 Plan	0.00	8.00	0.00
31	22	Off Belmont Ave	William Paterson U	1	N			8.9	8.9	????	0.00	8.00	0.00
31	23	Off Belmont Ave	The Nature Conser	1	N			37.8	37.8	5:97-5.2(d)7	0.00	8.00	0.00
31	24.01	Off Belmont Ave	The Nature Conser	1	N			12.77	12.77	5:97-5.2(d)7	0.00	8.00	0.00

Subtotal This Page 5.68

[Click Here to Return to Workbook C Summary](#)

[Add More sheets](#)

Subtotal Page 2 10.88

[Click Here to Proceed to Non-residential Parcel Inventory and Capacity Analysis](#)

Subtotal Page 3 39.68

Subtotal Page 4 0.00

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Subtotal Add'l Pages 0.00

Grand Total 56.24

North Haledon Growth Projection Adjustment - Residential Parcel Inventory Page 2

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
31	24.02	Off Belmor	William Pa	1	N			15.90	15.90	5:97-5.2(d)7	0.00	8.00	0.00
31	65	145 Roose	The Nature	1	N			4.00	4.00	5:97-5.2(d)7	0.00	8.00	0.00
31	65.06	129 Roose	The Nature	1	N			0.86	0.86	5:97-5.2(d)7	0.00	8.00	0.00
34	16	Squaw Bro	North Hale	1	N			11.23	11.23	5:97-5.2(d)1	0.00	8.00	0.00
36.05	19	Terrace Av	Nurminen C	1	N			0.52	0.52	Landlocked	0.00	8.00	0.00
37	29.01	Passaic Av	Pilz, Anton	1	N			0.05			0.00	8.00	0.00
38	8	35 Chalme	Schott, J &	1	N			3.45	3.45	Steep Slope	0.00	8.00	0.00
47	9	1050 Belm	Van Buren	1	N			0.17			0.17	8.00	1.36
54	34.02	Venna Ave	Loreng, Wa	1	N			5.32	5.32	Steep Slope	0.00	8.00	0.00
54	34.15	Valley Vie	Nature Cor	1	N			36	36	5:97-5.2(d)7	0.00	8.00	0.00
54	34.16	Valley Vie	The Nature	1	N			34.24	34.24	5:97-5.2(d)7	0.00	8.00	0.00
54	34.17	Valley Vie	Wayne Tw	1	N			17.36	17.36	5:97-5.2(d)7	0.00	8.00	0.00
54	62	1195 High	Haledon M	1	N			2.68	2.68	Steep Slope	0.00	8.00	0.00
54	66.01	High Mt.Rc	The Nature	1	N			4.63	4.63	5:97-5.2(d)7	0.00	8.00	0.00
55	3.02	High Mt.Rc	North Hale	1	N			0.36	0.36	5:97-5.2(d)1	0.00	8.00	0.00
59	4	Briarwood	Hearthston	1	N			0.56	0.56	Deed Rest.	0.00	8.00	0.00
59	14.02	Mancheste	Homestead	1	N			0.57	0.57	Landlocked	0.00	8.00	0.00
59	21.01	395 North	Johnson, R	1	N			0.13			0.13	8.00	1.04
59.01	1	4 Briarwoo	55 Shephe	1	N			0.69			0.69	8.00	5.52
61	2.04	296 Squaw	Ellis, Morti	1	N			0.37			0.37	8.00	2.96

Total Page 2 10.88

[Add More Sheets](#)

[Residential Inventory Main Page](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

North Haledon Growth Projection Adjustment - Residential Parcel Inventory Page 3

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
61.04	3	17 Ellis Drive	Carabellese, Pat	1	N			0.94	0.94	Steep Slope	0.00	8.00	0.00
61.06	4	Indian trail	North Haledon	1	N			3.34	3.34	5:97-5.2(d)1	0.00	8.00	0.00
61.07	34	Saw Mill Rd	Unknown	1	N			0.26			0.26	8.00	2.08
62.01	23	27 Tamboer Dr	Boonstra, Gregg & Krystyn	1	N			0.60			0.60	8.00	4.80
62.01	33.02	371 Squaw Brook Rd	De Maggio, Nicholas	1	N			0.75			0.75	8.00	6.00
65	7.02	Pleasant View Dr	North Haledon	1	N			0.17	0.17	5:97-5.2(d)1	0.00	8.00	0.00
65	17.01	Graham Ave	Yablonski, Michael & Joan	1	N			0.8			0.80	8.00	6.40
67	5.02	Westervelt Ave	North Haledon	1	N			0.05	0.05	5:97-5.2(d)1	0.00	8.00	0.00
67.03	9	28 Highcrest Drive	Petrucelli Frank A. & Virginia	1	N			0.1			0.00	8.00	0.00
67.03	46	Squaw Brook Rd	Unknown	1	N			0.06			0.00	8.00	0.00
68	7.01	Sicomac Rd	Unknown	1	N			0.06			0.00	8.00	0.00
68	9	Sicomac Rd	Sweetman, Edwin	1	N			0.05			0.00	8.00	0.00
68	17.01	Stanley Ct	Unknown	1	N			0.04			0.00	8.00	0.00
69	3.01	Sicomac Rd	Unknown	1	N			0.07			0.00	8.00	0.00
70	5	1180 High Mt Rd	Franklin Lakes	1	N			21.4	21.4	5:97-5.2(d)1	0.00	8.00	0.00
70	6.11	High Mt.Rd - Rear	Bastug, Gregory & Eve	1	N			1.46	1.46	Landlocked	0.00	8.00	0.00
70	6.16	Pettee Ave	Fastert, Herbert P & Karin	1	N			0.16			0.16	8.00	1.28
70	7.01	87 Ahnert Rd	Ahnert Development LLC c/o Bleeker	1	N			0.42	0.42	Developed	0.00	8.00	0.00
70	7.12	35 Michelle Ct	Ahnert Development LLC c/o Bleeker	1	N			1.96			1.96	8.00	15.68
70	11.01	25 Ahnert Rd	Dziuba, Staniskawa	1	N			0.43			0.43	8.00	3.44
Total Page 3													39.68

[Add More Sheets](#)
[Residential Inventory Main Page](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

North Haledon Growth Projection Adjustment - Residential Parcel Inventory Page 4

[illegible]

Total Page 4	0.00
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[Add More Sheets](#)

[Residential Inventory Main Page](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

North Haledon Growth Projection Adjustment - Non-Residential Parcel Inventory

[illegible]

[Click Here to Return to Workbook C Summary](#)

[Add More Sheets](#)

[Click Here to Proceed to Residential Parcel Inventory and Capacity Analysis](#)

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Subtotal This Page	0.00
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Subtotal Page 2	0.00
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Subtotal Page 3	0.00
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Subtotal Page 4	0.00
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Grand Total	0
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Appendix B

Vacant Land Map

Appendix B
Borough of North Haledon
Housing Element
& Fair Share Plan

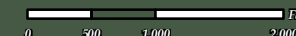
Vacant Land Map

Legend

- Developable
- Undevelopable



1 inch equals 1,500 feet



NOTE:

Parcels identified in Appendix A that do not appear on this map are as follows:

1, 4, 14, 17, 20, 35, 53, 59 & 61

These missing parcels could be a result of lot consolidation not represented in the digital data, parcels utilized to address a Round 2 COAH Plan or other reasons.

Sources: Passaic County GIS, NJ DEP GIS Data, NJ COAH GIS Data and field work.





December 22, 2008

Ms. Lucy Vanderberg
Executive Director
State of New Jersey
Council on Affordable Housing
101 South Broad Street
P.O. Box 813
Trenton, New Jersey 08625-0813

Dear Ms. Vanderberg:

Re: Request for Waiver from N.J.A.C. 5:97-8.9

As part of its municipal petition for Substantive Certification for the Borough of North Haledon, requests a waiver from N.J.A.C. 5:97-8.9 in accordance with the provisions of N.J.A.C. 5:96-15.1, which stipulates that any person may request a waiver from a specific requirement of the Council's rules at any time. Such a waiver may be requested as part of a municipal petition, by motion in conformance with N.J.A.C. 5:96-13, or in such other form as the Council may determine.

In their 2007 letter to the Borough, COAH asserts that the administrative expenses have exceeded the 20% cap pursuant to 5:97-8.9. In actuality, a significant portion of these expenditures were for affordability assistance rendered to 53 purchases of low and moderate income homes, as were spent for such assistance provided in 5:97-8.8. In fact, approximately 70% of available funds of \$499,000 were spent for such assistance.

We respectfully request that COAH consider a clarification and reconciliation of the Borough's escrow account expenditures in accordance with Sections 5:97-8.8 and 5:97-8.9; in order to place the Borough's expenditures in the proper cost category. We look forward to submit a detailed account of these expenditures for COAH's review and consideration.

Very truly yours,



Michael F. Kauker, RP, AICP
Principal

**Planning Board Resolution Adopting the Housing
Element and Fair Share Plan**

WHEREAS, the Planning Board of Borough Of North Haledon county of Passaic State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 in 1996 and last revised the same on December 14,2000

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b (3); and

WHEREAS, N.J.A.C. 5:97-2.1(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and


WHEREAS, N.J.A.C. 5:97-3.1(a) requires the preparation of a Fair Share Plan to address the total 1987-2018 fair share obligation of The Borough Of North Haledon ; and

WHEREAS, N.J.A.C. 5:97-3.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of Borough of North Haledon held a public hearing(s) on the Housing Element and Fair Share Plan on December 11,2008 and

WHEREAS, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the' Borough of North Haledon's 1996 Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of North Haledon Passaic County State of New Jersey, that the Planning Board hereby adopts the November 11,2008 last revised to December 2, 2008 Housing Element and Fair Share Plan.


Chairman of Planning Board

I hereby certify that this is a true copy of the resolution adopting the Housing Element and Fair Share Plan of Borough of North Haledon Passaic County State of New Jersey on December 23, 2008


Mr. Iacobelli
Planning Board Secretary

NORTH HALEDON, BOROUGH OF 2483450
103 OVERLOOK AVE
NORTH HALEDON NJ 07508-2572

Scanned 12/21/08

HERALD NEWS

STATE OF NEW JERSEY
COUNTY OF PASSAIC SS:

S. R. Leland

Of full age, being duly sworn
according to law, on his/her oath
says that he/she is employed at
North Jersey Media Group Inc.,
publisher of Herald News.
Annexed hereto is a true copy of
the notice that was published on
the following date(s):

11/29/08

Please take notice that the North Haledon
Planning Board will hold a required Public
Hearing on Thursday, December 11, 2008 at
7:30 p.m. in the Municipal located at 103
Overlook Avenue on Amendments to the
Master Plan Housing Element portion. The
proposed hearing and adoption relate to the
N.J. Council on Affordable Housing (COAH)
Round Three revised allocations and as they
related to North Haledon, in accordance with
the provisions of the New Jersey Fair Hous-
ing Act.

Jennie Bergstrom
North Haledon Planning Board Clerk
Herald News-2483450
Fee: \$8.27
November 29, 2008

in Herald News, a newspaper of
general circulation and published
in West Paterson, in the county of
Passaic and circulated in Bergen,
Passaic and Essex Counties.
Said newspaper is published
seven days a week.

Subscribed and sworn before
me this

1ST day of

Dec 2008
at West Paterson, NJ

S. J. Houlton
A Notary Public of New Jersey

SONJA THORSLAND
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires 11/3, 2012

CLASSIFIEDS

12/01/2008

Selected Ads

Item

Please take notice that the North Haledon Planning Board will ...

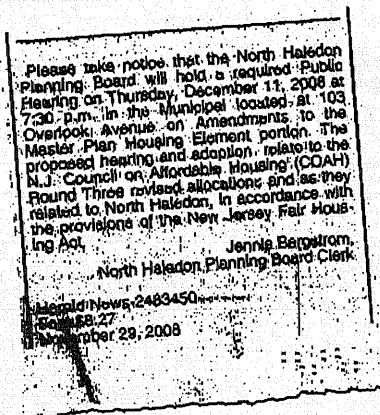
Please take notice that the North Haledon Planning Board will hold a required Public Hearing on Thursday, December 11, 2008 at 7:30 p.m. in the Municipal located at 103 Overlook Avenue on Amendments to the Master Plan Housing Element portion. The proposed hearing and adoption relate to the N.J. Council on Affordable Housing (COAH) Round Three revised allocations and as they related to North Haledon, in accordance with the provisions of the New Jersey Fair Housing Act. Jennie Bergstrom, North Haledon Planning Board Clerk Herald News-2483450 For: \$8.27 November 29, 2008

Source: Herald News, W. Paterson, NJ, 07424-0471

07424-0471

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Borough of North Haledon
Development Fee Ordinance
12/15/08

DRAFT

1. Purpose

- a) In Holmdel Builder's Association V. Holmdel Borough, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
- b) Pursuant to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from non-residential development.
- c) This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance P.L.2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

2. Basic requirements

- a) This ordinance shall not be effective until approved by COAH pursuant to *N.J.A.C. 5:96-5.1*.
- b) North Haledon shall not spend development fees until COAH has approved a plan for spending such fees in conformance with *N.J.A.C. 5:97-8.10* and *N.J.A.C. 5:96-5.3*.

3. Definitions

- a) The following terms, as used in this ordinance, shall have the following meanings:

- i. **"Affordable housing development"** means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.
- ii. **"COAH"** or the **"Council"** means the New Jersey Council on Affordable Housing established under the Act which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the State.
- iii. **"Development fee"** means money paid by a developer for the improvement of property as permitted in *N.J.A.C. 5:97-8.3*.
- iv. **"Developer"** means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
- v. **"Equalized assessed value"** means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (C.54:1-35a through C.54:1-35c).
- vi. **"Green building strategies"** means those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

4. Residential Development fees

- a) Imposed fees
 - i. Within all residential zoning districts, residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development provided no increased density is permitted.
 - ii. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of 6% percent of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

- b) Eligible exactions, ineligible exactions and exemptions for residential development
 - i. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
 - ii. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
 - iii. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.
 - iv. Developers of residential structures demolished and replaced as a result of a natural disaster, shall be exempt from paying a development fee.

5. Non-residential Development fees

- a) Imposed fees
 - i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half (2.5) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
 - ii. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
 - iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed

value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

b) Eligible exactions, ineligible exactions and exemptions for non-residential development

- i. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half (2.5) percent development fee, unless otherwise exempted below.
- ii. The 2.5 percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
- iii. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.
- iv. A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
- v. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by *[insert municipality]* as a lien against the real property of the owner.

6. Collection procedures

- a) Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- b) For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions

provided. The developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

- c) The construction official responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.
- d) Within 90 days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- e) The construction official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- f) Within 10 business days of a request for the scheduling of a final inspection, the municipal assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- g) Should North Haledon fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).
- h) Fifty percent of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.
- i) Appeal of development fees
 - 1) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by North Haledon. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq.,